

# dcluINFO

The Latest News from the Seattle Department of Design, Construction & Land Use

city  
of  
seattle  
department  
of design



& land use

## Low Income Emergency Moving Assistance Approved

Qualifying low-income tenants can now receive a cash advance from the City to help them move when their dwelling units are declared unsafe or uninhabitable and their landlord fails to deposit the City-required relocation assistance funds with DCLU.

The legislation mandating this change was prompted by property owners' repeated failures to pay relocation assistance, which is required by Seattle's Housing and Building Maintenance Code when a property owner bears responsibility for emergency conditions and the City issues the tenants an "Emergency Order to Vacate."

Although tenants have had private right of action to collect the unpaid relocation assistance, they usually are unprepared to sue their landlords, even in small claims court. The majority of those affected have been single-parent households, single men and women with very low wage jobs or receiving public assistance, and individuals who were recently homeless.

The new legislation, sponsored by Councilmember Judy Nicastro and approved by Seattle City Council on February 18, allows the City to advance \$2,800 to low-income tenants when a landlord fails to pay and to collect penalties from the landlord for not complying. Tenants with annual incomes

See **tenant relocation assistance** on page 9

## New Rules for Cell Antenna Facilities

DCLU has begun work on a proposed Director's Rule related to cell antennas located in the street right-of-way. The draft rule will address both the preferred zoning designations for siting such facilities and specific guidelines regarding pole height and visual impacts.

The Director's Rule will, in part, reflect an earlier agreement between the City and representatives from T-Mobile. In the agreement, the City stated its order of preference for siting the facilities: industrial and commercial zones first; multifamily zones second; single family zones along arterials third; and single family zones along non-arterial streets last.

In addition to establishing siting preferences for all wireless providers, the

See **cell antenna facilities** on page 9

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# in the works

City of Seattle

An inside look at proposed regulatory changes

## Shaping First Hill Parking Requirements to Better Match Demand

After learning from the 2000 Census that current residential parking requirements in the First Hill neighborhood exceed demand, DCLU is proposing Land Use Code amendments to better match car ownership trends.

The Census showed that, on average, residents in the First Hill Urban Village own fewer than one car per household, which is lower than the 1.1 to 1.4 parking spaces per unit the code currently requires.

DCLU proposes to require one parking space per unit, identical to residential requirements in the Pike/Pine and Seattle Cascade neighborhoods. The proposal has received support from First Hill neighborhood representatives and local developers.

The new parking requirement is intended to help reduce the cost of housing for tenants and owners and supports neighborhood goals for redevelopment of the residential area south of Madison Street. DCLU expects to have a recommendation ready for the Mayor by April 2003.

If you have questions regarding this proposal, please contact either of the following:



Gray area above shows the boundaries of the First Hill Urban Village.

**J. Roque Deherrera, DCLU**  
(206) 615-0743  
[roque.deherrera@seattle.gov](mailto:roque.deherrera@seattle.gov)

**Mark Troxel, DCLU**  
(206) 615-1739  
[mark.troxel@seattle.gov](mailto:mark.troxel@seattle.gov)

## Rezones to Promote Revitalization in Rainier Beach Neighborhood Studied

A revitalized commercial center with pedestrian and aesthetic improvements are key goals in a proposed rezone of the Rainier Beach Urban Village currently being evaluated by DCLU.

The rezone would implement recommendations of the Rainier Beach Neighborhood Plan, which aims to:

- help revitalize the neighborhood's commercial center;

- encourage pedestrian improvements in the Henderson Street vicinity;
- encourage future development that will strengthen the urban village's livability and overall attractiveness to residents and business alike.

In March, DCLU staff will meet with the neighborhood's community club and merchants association to present zoning alternatives and gather public comment. After

that, the rezone analysis and Director's Report will be completed, and an environmental determination will be issued. Recommendations are anticipated to be ready for the Mayor in April.

If you have comments or questions about the Rainier Beach Urban Village rezone analysis, please contact:

**Gordon Clowers, DCLU**  
(206) 684-8375  
[gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)

## Passenger Terminals Definitions May Change

DCLU is proposing to amend the Land Use Code definition of “passenger terminal” to help ensure that cruise ships, and other vessels that temporarily moor in the city, can continue to provide for the comfort and entertainment of passengers without unintended use regulation aboard ship.

While certain uses within the City’s shorelines are regulated by the City’s Shoreline Management Program, common activities on temporarily moored cruise ships are considered incidental to the passenger terminal use and navigational use of the vessel. The amendment is proposed to clarify this distinction.

Concerns about this issue were voiced to DCLU during a recent public hearing for a similar piece of legislation (Ordinance 120866).

The new legislation being recommended has been transmitted to the Mayor. For additional information, please contact:

**Miles Mayhew, DCLU, (206) 615-1256, [miles.mayhew@seattle.gov](mailto:miles.mayhew@seattle.gov)**

## 12th Ave Property Rezone Considered

In order to encourage neighborhood commercial uses on 12th Avenue as proposed by the “Central Area Action Plan II” (a neighborhood plan), DCLU is considering rezoning a Lowrise 3 property located along 12th Avenue between E. Remington Court and E. Spruce Street. The property is owned by King County and is currently occupied by a parking lot that serves the King County Youth Services Center.



*Existing conditions on the site of the proposed rezone on 12th Avenue.*

With the exception of this block, 12th Avenue was rezoned in 1998 to implement recommendations from the neighborhood plan. It became Neighborhood Commercial 3 with a sixty five foot height limit (NC3-65') and a Pedes-

trian 1 (P1) designation from East Jefferson Street to Yesler Way. The new rezone proposal would bring this block into alignment with adjacent zoning along 12th Avenue by rezoning it NC3-65' with a P1 designation.

Currently, King County has no specific plans to develop the site. However, the County recently conducted a master planning process that suggested future development of a mixed-use building that includes ground-floor retail uses. DCLU anticipates making its recommendation to the Mayor this month. For more information, contact:

**Susan McLain, DCLU, (206) 684-0432, [susan.mclain@seattle.gov](mailto:susan.mclain@seattle.gov)**

You have **QUESTIONS.**



We have **ANSWERS.**

Join us for our next  
**Home Improvement  
Workshop**

**Sat., March 15**

**10 am-Noon**

**SAFECO Jackson St Ctr**  
306 23rd Ave S (23rd & Jackson)  
Seattle, WA

City reviewers and inspectors visit Seattle neighborhoods every year, offering **FREE** one-on-one consultations on remodeling and home improvement projects.

Come to a workshop and get answers to your questions about:

- Electrical
- Land Use
- Building
- Plumbing
- Permit Processes
- and More!

Additional workshop dates will be scheduled this year. For more information, call Jeffrey Overstreet at (206) 684-8443.

**You're Invited**

# “Housing Choices”

Public Open House & Forum  
March 26  
Seattle Center

The public is invited to an open house and forum on new housing options under consideration that have the potential to expand choices for Seattle's diverse and growing population. The event, hosted by DCLU and the Seattle Planning Commission, will be held Wednesday, March 26, 2003, from 5:30-8:30 p.m. in the Olympic Room (Northwest Rooms) at the Seattle Center.

The purpose of this event is to inform and solicit comment from community members about two housing types being considered—cottage housing and detached accessory dwelling units (also known as DADU's or “mother-in-law” units). Participants will have an opportunity to hear what City staff has learned about these housing types from other communities and from the City's demonstration projects and recent focus groups. Participants will also have the opportunity to discuss their ideas and concerns regarding these new options.

DCLU staff will use ideas and suggestions from the public forum to shape proposed legislation. The Planning Commission will prepare a report summarizing the results of the forum and focus groups and offer their recommendations to DCLU, elected officials, and the public.

For more information on these housing options, see the February 2003 issue of *dcluINFO*, available online at [www.cityofseattle.net/dclu/publications/info](http://www.cityofseattle.net/dclu/publications/info). Later in March you will be able to view a new brochure exploring housing options on our website at [www.cityofseattle.net/dclu/news](http://www.cityofseattle.net/dclu/news). You may also contact the applicable staff member below:

#### DETACHED ADUs

**Jory Phillips, Senior Planner, DCLU**  
(206) 386-9761, [jory.phillips@seattle.gov](mailto:jory.phillips@seattle.gov)

#### COTTAGES

**Mike Kimelberg, Senior Planner, DCLU**  
(206) 684-4625, [mike.kimelberg@seattle.gov](mailto:mike.kimelberg@seattle.gov)

#### EVENT INFORMATION

**Barbara E. Wilson, Planning Commission Analyst**  
(206) 684-0433, [barbarae.wilson@seattle.gov](mailto:barbarae.wilson@seattle.gov)

## New housing options being considered

The composition of American households has changed dramatically in key ways between the 1950s and the present, pointing to a growing need for smaller, more affordable housing options.

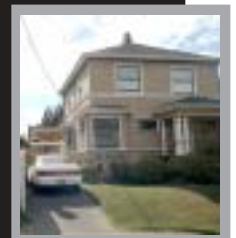
Allowing new infill housing—like cottage housing and detached accessory dwelling units—in Seattle's single family zones could help reduce sprawl, reduce auto dependency, and maintain existing residential character.



**cottage housing**



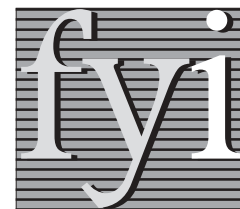
**detached accessory dwelling units**



## Your comments are welcome



# built green™



INFORMATIONAL  
SUPPLEMENT FOR  
DCLU CUSTOMERS

## residential green building program

Building homes that improve indoor air quality, save on utility bills, conserve resources, and reduce maintenance costs.



*The Greenlake home above was renovated by Sunshine Construction using the BuiltGreen™ Remodel program. The kitchen features proper ventilation, FSC-certified sustainably harvested wood trim, low toxic finishes, recycled-content wallboard and insulation, low-flow faucet, and water and energy efficient appliances.*

Photo by Erik Stuhau,  
City of Seattle Photography

The February 2003 issue of dclulINFO featured a case study on sustainable building techniques used in the new Seattle Justice Center. This month's feature explores BuiltGreen™, the residential environmental building program supported by the City of Seattle. It was developed by the Master Builders Association of King and Snohomish County in partnership with King Co., Snohomish Co., and FannieMae.

Did you know that you can increase your home-buying power by purchasing an energy-efficient home? Or that recent surveys show 80 percent of new homes do not meet consumers' expectations for environmental stewardship? Consumer demand for environmentally friendly homes has risen so dramatically in recent years that Puget-Sound area architects, builders, lenders, real estate agents, and regulators are hard-pressed to keep up.

One local program of note, BuiltGreen™, has made great progress in providing our region with quality homes which are both more cost-effective to own and operate than standard homes and also healthier, safer, and more protective of the environment. While contractors in King and Snohomish Counties already build to some of the toughest energy, air quality, stormwater management, and water efficiency standards in the nation, BuiltGreen™ goes beyond these standards to give homeowners added value and peace of mind.

A self-certification program that requires builders to follow a specific set of criteria to attain BuiltGreen™ status, the program is designed as a checklist that guides builders and homeowners towards improving environmental performance as they make decisions. The checklist topics include building to green codes and regulations, site and water considerations, energy efficiency, health and indoor air quality, materials efficiency, and promoting environmentally friendly homeowner operations and maintenance.

BuiltGreen™ homes pay significant attention to indoor air quality by using healthier building materials like low-VOC paints and coatings. The homes can be more cost-effective to own and operate due to lower monthly energy and water bills. They are also more durable, which lowers maintenance and replacement costs. In addition, they can increase a home buyer's purchasing power. FannieMae offers several green mortgage products that increase purchasing power by taking into consideration monthly utility cost savings.

BuiltGreen™ encourages builders to earn points towards certification by

***"Not only is the demand for environmentally friendly homes quickly rising, but recent surveys show that consumers are willing to pay more for them."***

—Lynne Barker  
Sustainable Building Specialist, DCLU

See **builtgreen™ program** on page 6

extensive recycling. They can enroll the project in King County's ConstructionWorks program, which provides builders assistance and recognition for setting up job-site recycling and waste reduction programs. In addition to recycling construction waste materials (such as cardboard, concrete, metals and wood), they are encouraged to provide the homeowner with garage sorting bins for recyclable materials and built-in kitchen or utility room recycling centers.

Builders and architects can better meet their project budget by integrating design strategies that reduce water and energy costs. BuiltGreen™ provides points for using solar design strategies that improve energy efficiency, such as using vegetation to provide shading on the east and west facades during the summer and allowing daylight to illuminate the home during the winter. Planting native or drought tolerant vegetation reduces water needs while also conserving local biodiversity and creating habitat for wildlife. For more information on BuiltGreen™, visit **www.builtgreen.net**.



*A built-in kitchen recycling center is a feature of Neil Kelly Company's "Naturals Collection," a semi-custom cabinet line made with FSC-certified or recycled wood and environmentally friendly finishes and case materials. Photo courtesy of the Environmental Home Center.*

### Survey Shows Consumers Want More Green Features

When Cahners Residential Group surveyed consumers and builders about green building in 2000 and 2001 they found that consumers were both aware of the benefits of green building and willing to pay more for green homes. More than two-thirds reported that they would pay an additional \$2,500-\$5,000 for green features, and an additional 20% would pay as much as \$10,000 extra.

Energy efficiency, indoor air quality, and resource conservation were

.....  
**Over sixty percent of consumers said more efficient use of wood was important to them.**

—*"The State of Green Building, 2001"*

the most important green features. For example, more than 60% of the consumers surveyed said that more efficient use of wood was important to them. They wanted engineered wood products and certified sustainably harvested lumber used in their homes. Eighty percent did not want old-growth trees used in their homes.

The survey shows an apparent disconnect between builders and consumers, as eight in ten consumers responded that their new homes do not meet their expectations for environmental stewardship. While more builders are embracing green building, only 28% claimed that green homes were the primary product they offered to their customers. More green builders are clearly needed. To read the full survey, "The State of Green Building", visit **www.housingzone.com/green/index.asp**.

### How the City of Seattle Supports Green Building

The City of Seattle encourages residential builders and homeowners to use one of the four BuiltGreen™ programs for projects within the city limits: Home Builder (single-family), Remodeler, Multifamily, and Developer (community).

In 2002, the City established an incentive for BuiltGreen™ multifamily projects. Funded by Seattle City Light and Seattle Public Utilities, the incentive program provides financial assistance to building owners and developers that incorporate meaningful and cost-effective sustainable building goals early in the design process.

Last December, the Office of Housing and Mayor Nickels officially launched "SeaGreen: Greening Seattle's Affordable Housing." Developed as a tool for the City's low-income and affordable housing development partners, SeaGreen will help promote healthy, high quality housing for the communities who can least afford it.

This spring, DCLU will build on these earlier initiatives and launch a Design Competition and Demonstration Program to raise awareness of BuiltGreen's™ benefits, help differentiate BuiltGreen™ homes from conventional homes, and increase demand from consumers. DCLU's partners will include Seattle Public Utilities, Seattle City Light, the Master Builders Association, and other industry groups. The program will feature a competitive selection process by a panel of green building experts. Selected projects will receive incentives to assist with the design and construction costs. Look for more information in future issues of *dclulnfo*.

To learn more about the City's Sustainable Building Program, visit **www.cityofseattle.net/sustainablebuilding**. To explore DCLU's role, visit **www.cityofseattle.net/dclu/sustainability** or contact:

**Lynne Barker, (206) 684-0806  
lynne.barker@seattle.gov**

## City Seeks Design Review Board Applicants

If you are a Seattle resident interested in staying abreast of development activity in your neighborhood and providing guidance on the design of individual projects, consider applying for membership on one of Seattle's Design Review Boards. Members are currently being sought by DCLU for several positions which become vacant in 2003.

### Purpose of the Design Review Boards

Citywide, Seattle has seven five-person boards whose members hold public meetings to evaluate development projects subject to the City's Design Review Program, based upon citywide and neighborhood-specific design guidelines. The types of projects reviewed include mixed use developments, multifamily housing, and commercial projects of certain sizes. The Design Review Boards provide an alternative to prescriptive zoning requirements and foster new development that better responds to the character of its surroundings.

### Opportunities to Serve in 2003

Each Design Review Board includes one representative each from the design professions, development field, business community, local residential interests, and general community interests. The local business and local residential representative positions must be nominated by a business or community organization in that neighborhood. The following positions will become vacant in 2003:

- **At-large residential** representative (1 position) - *Capitol Hill/First Hill/Central Board*
- **Local business** representatives (3 positions) - *Southeast, West Seattle, and Capitol Hill/First Hill/Central Boards*
- **Developer** representative (1 position) - *Capitol Hill/First Hill/Central Board*
- **Design professional** representative (1 position) - *Southeast Board*
- **Local community** representative (1 position) - *Northeast Board*

Each Design Review Board meets twice per month during evening hours, generally 6:30-9:30pm. Meetings are open to the public. Board members serve without financial compensation and must reside within the Seattle city limits. Women, persons with disabilities, sexual minorities, and persons of color are encouraged to apply. However, City employees are not eligible to serve.

### Application Process

Board members are appointed to two-year terms by Mayor Greg Nickels and/or City Councilmember Judy Nicastro, and confirmed by the entire City Council. Individuals may apply directly to DCLU for appointment to one of the above vacancies, or for other board positions that may come available from time to time. To obtain a copy of the application form or more information on the Design Review process, contact:

**Cheryl Sizov, DCLU, (206) 233-7236, [cheryl.sizov@seattle.gov](mailto:cheryl.sizov@seattle.gov)**



*Over 600 mixed-use, commercial, and multifamily projects have participated in Seattle's Design Review Program, including the Stonewater Townhouse in Fremont pictured above.*

Photo by Erik Stuhaug  
City of Seattle Photography

## New Online GIS Maps of Seattle Property Now Available from DCLU

New features were added to the DCLU website in February that greatly enhance public access to information on Seattle properties. The foundation of the new features is online mapping that allows the user to create individualized maps for specific properties.

Beginning with an address, the user can choose from a variety of layers from the City of Seattle's Geographical Information System (GIS) to create a printable map. The maps can be built to include such elements as

streets, parcels, building outlines, zoning, environmental critical areas, shoreline designations, and the location of parks and city-owned property. Also available are 1993 and 1999 aerial photos of property.

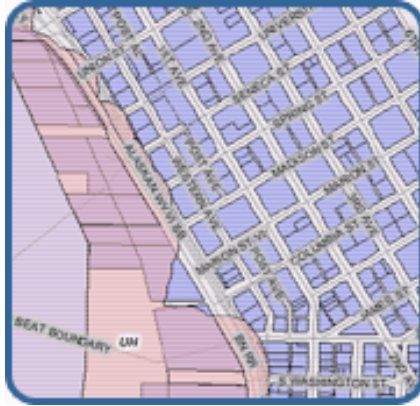
In addition to specific addresses, searches can be made using street intersections and common names of well-known property. From the same GIS map page, the user can also print a property data sheet that provides property informa-

tion, including such King County Assessor data as assessed value and property sale transactions.

Permit information is also available and the new features allow the user to locate a specific construction project and link from there directly to the maps page.

To use the new online map services, visit **[www.cityofseattle.net/dclu/mapcenter](http://www.cityofseattle.net/dclu/mapcenter)**. This page is also accessible from our homepage at **[www.cityofseattle.net/dclu](http://www.cityofseattle.net/dclu)** by using the new "Quick Links" section.

DCLU's website is part of the City of Seattle's Public Access Network (PAN), which means the public can access other City department websites from the DCLU site.



**[www.cityofseattle.net/dclu/mapcenter](http://www.cityofseattle.net/dclu/mapcenter)**

## Priority Earthquake Repair Permit Processing Ended February 28, 2003

Due to the slowdown in repair permit applications resulting from the February 28, 2001 earthquake, and the fact that the remaining permits are substantial in nature and do not require urgent attention, DCLU has terminated priority processing for earthquake repair permits. Specific project deadlines will be handled on a case-by-case basis.

### Commonly used services

- Walk-in service for **information and Subject-to-Field-Inspection (STFI) permits** is available at the DCLU Applicant Services Center (located on the 20th floor of Key Tower at 700 Fifth Ave).

- Application for **non-STFI repairs** is by appointment only. For more information, call (206) 684-8850.
- To submit **corrected plans** through the post-application contact, call (206) 684-7669. DCLU will accept correction submittals on a walk-in basis, but incomplete responses may result in an additional visit by the client.
- To request a pre-construction meeting or inspection, call (206) 615-1306.
- If you have other questions or concerns, please contact Rick Lupton, DCLU Structural Plans Engineer Supervisor, at (206) 684-4168.



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online.**

It's easy. Simply email **[pam.round@seattle.gov](mailto:pam.round@seattle.gov)**, saying you want to switch to the online version. You'll receive a helpful monthly email reminder that includes a direct link to the month's headlines. (Just be sure to include your "snailmail" name and address, so we can remove you from our paper mailing list.)

# publication updates

## ..... director's rules

### draft

**Draft DR 3-2003, *Adjustment to Amount of Relocation Assistance Payment under the Tenant Relocation Assistance Ordinance***, is available for review and comment until 5 p.m., Friday, March 14, 2003. For more information, please contact:

**Jim Metz, DCLU, (206) 684-7979, [jim.metz@seattle.gov](mailto:jim.metz@seattle.gov)**

**Draft DR 14-2002, *Transportation Management Programs***, is available for review and comment until 5 p.m., Friday, March 14, 2003. This rule will supersede DCLU DR 2-94 and Seattle Engineering Department DR 94-3. For more information, please contact:

**Mark Troxel, DCLU, (206) 615-1739, [mark.troxel@seattle.gov](mailto:mark.troxel@seattle.gov)**

### final

**DR 15-2002, *Street Element Excerpt from the Ballard Municipal Center Master Plan—Appendix to Street Improvement Manual***, becomes effective March 1, 2003. (NOTE: The Street Improvement Manual is a Joint Director's Rule: DCLU 30-90 & SDOT 91-4.)

..... **IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dclulINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at [www.cityofseattle.net/dclu/notices](http://www.cityofseattle.net/dclu/notices). To receive an email posting alert, or a paper version of the Land Use Information Service in the mail, please contact Betty Galarosa, [betty.galarosa@seattle.gov](mailto:betty.galarosa@seattle.gov), (206) 684-8322.

## tenant relocation assistance, *cont. from page 1*

no greater than 50 percent of the median income in the Seattle/King County area may be eligible for this advance.

If the owner fails to reimburse the City for the advance the City may now assess the property owner a \$3,300 penalty and a fine of \$100 per day. The penalties will fund future cash advances and will be held in a newly established Emergency Relocation Assistance Account administered by DCLU.

The new legislation is expected to go into effect by mid-April. To learn the effective date or for additional information, please contact DCLU's Housing Ordinance Supervisor:

**Jim Metz, DCLU  
(206) 684-7979  
[jim.metz@seattle.gov](mailto:jim.metz@seattle.gov)**

## cell antenna facilities, *cont. from page 1*

Director's Rule will clarify when visual impacts are "significant." Significant visual impacts have been found to occur when one or more of the following circumstances are present. One, the height of the proposed utility is noticeably taller than adjacent utility poles; two, the necessary conduit required to power the antenna(s) is as wide as the utility pole it is attached to; and three, the antenna itself is large and visually obtrusive.

A draft of the Director's Rule will be ready for public review by March 31, 2003. If you have questions regarding this work, or wish to receive a copy of the draft rule, please contact:

**J. Roque Deherrera, DCLU  
(206) 615-0743  
[roque.deherrera@seattle.gov](mailto:roque.deherrera@seattle.gov)**

# How To Reach Us At DCLU

700 Fifth Ave, Suite 2000, Seattle, WA 98104-5070

## Permits

General Applications (Applicant Services Center) ..... 206-684-8850  
Drainage & Sewer Review Desk (includes side sewer permits). 684-5362  
Land Use Reviewers (post-application only\*) ..... 684-8875  
Master Use Permits..... 684-8467  
Plans Routing ..... 684-8169  
Over-the-Counter (OTC) Permits (formerly Electrical Ctr) ..... 684-8464  
Plumbing & Gas Piping Permits (rep from Sea/KC Health Dept).... 684-5198  
Sign Permits..... 684-8419

## Inspections

Inspection Requests: General ..... 684-8900  
Inspectors: General ..... 684-8950  
Inspection Requests & Inspectors: Site/erosion control, pre-construction conferences, first ground disturbance ..... 684-8860

## Complaint Hotline

Construction, Housing & Land Use Complaints..... 684-7899

## Information

General Department Information ..... 684-8600  
Applicant Services Center (formerly Permit Intake Center)..... 684-8850  
Hours: M,W,F: 7:30 am-5:30 pm Tu,Th: 10:30 am-5:30 pm  
CityDesign/Design Commission..... 615-1349  
Compliance Service Ctr (enforcement info, not complaints)..... 615-0808  
Comprehensive Planning ..... 233-0079  
Events & Classes..... 684-8443  
Media Relations ..... 233-3891  
Microfilm Library ..... 233-5180  
Planning Commission ..... 684-0433  
Property Owner/Tenant Assistance..... 684-7867  
Public Resource Ctr (Hrs: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm). 684-8467  
Publications ..... 684-8467  
Site Development ..... 233-7232  
Technical Support Line: Building Code (M-F: 1-4:15 pm) ..... 684-4630  
Technical Support Line: Energy/Mech Code (M-F: 1-4:15 pm) .. 684-7846  
Tenant Relocation Assistance Ordinance ..... 684-7979  
Zoning Info (General Questions on Single Family, Parcel Zoning\*) ..... 684-8467  
Zoning Info (Site-Specific Questions on Single Family Zoning\*) ..... 684-8850

\* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at [www.cityofseattle.net/dclu/landuse](http://www.cityofseattle.net/dclu/landuse).

## Administration

Office of the Director..... 684-8899  
Codes, Policies & Community Relations..... 684-8880  
Billing ..... 684-4175

[www.cityofseattle.net/dclu](http://www.cityofseattle.net/dclu)



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